

# Planning for the Northeast



Planning, Research & Development  
Department

City of El Paso, Texas

Mark Weber, Northeast Neighborhood Planner

(915) 541-4932

# Fostering Community Pride!

## Mission:

- Planning with neighborhoods to improve our City's quality of life.

## Goals:

- Foster community pride.
- Encourage public involvement in the planning process.
- Establish needed policy documents intended to revitalize neighborhoods.



# Fostering Community Pride!

## Objectives:

- *Pride*

**Have an accessible and visible presence in the community.**

**Promote creation of neighborhood associations and volunteer groups.**

**Identify neighborhood needs and strengths.**

# Fostering Community Pride!

- ***Knowledge***

**Emphasize knowledge, value and acceptance of planning.**

**Deliver accurate data and information about neighborhoods to residents.**

# Fostering Community Pride!

- ***Tools***

**Meet with residents, owners and stakeholders to identify issues.**

**Guide consensus building on long term goals.**

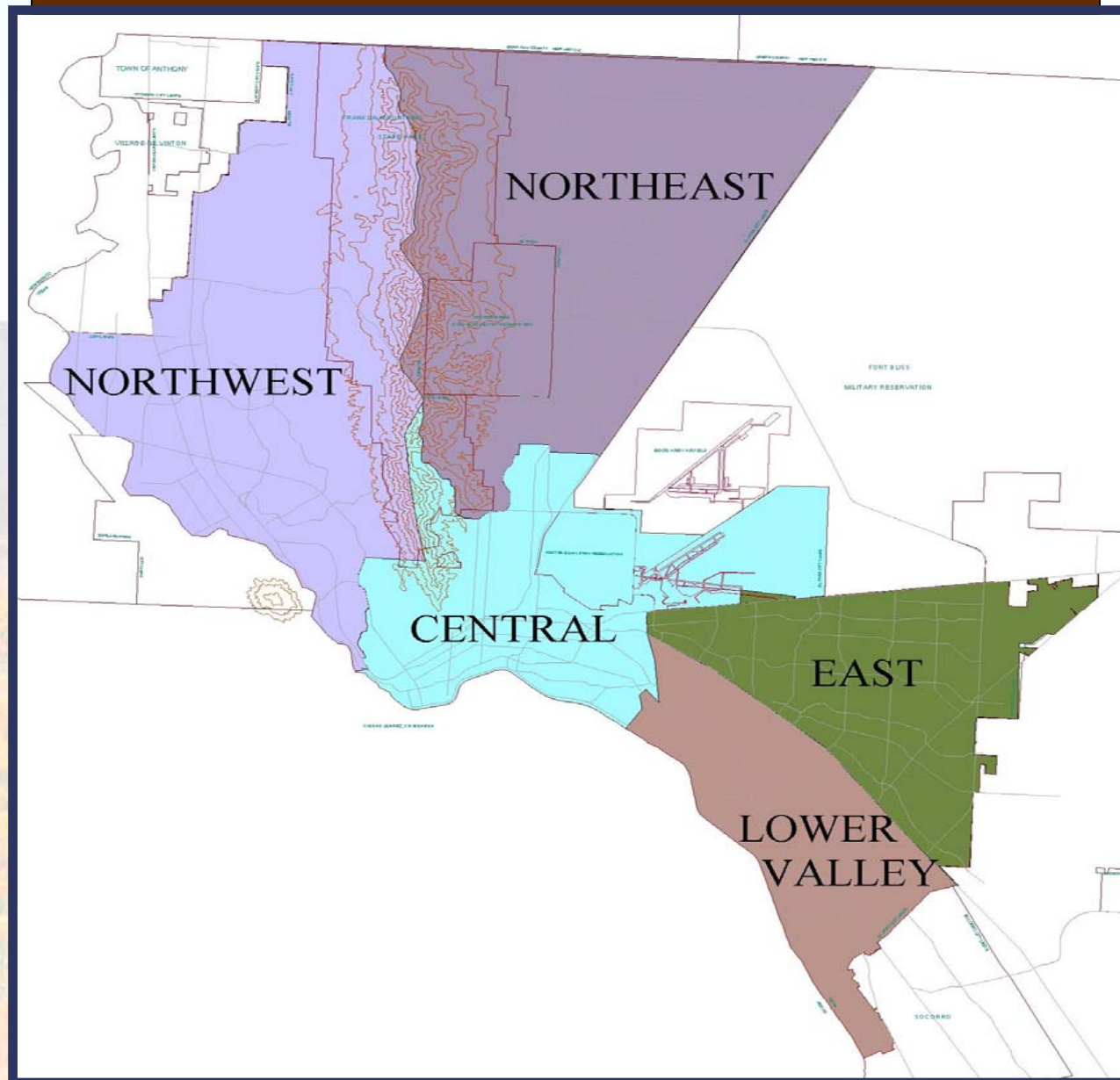
**Develop action oriented plans.**



# NORTHEAST PLANNING AREA

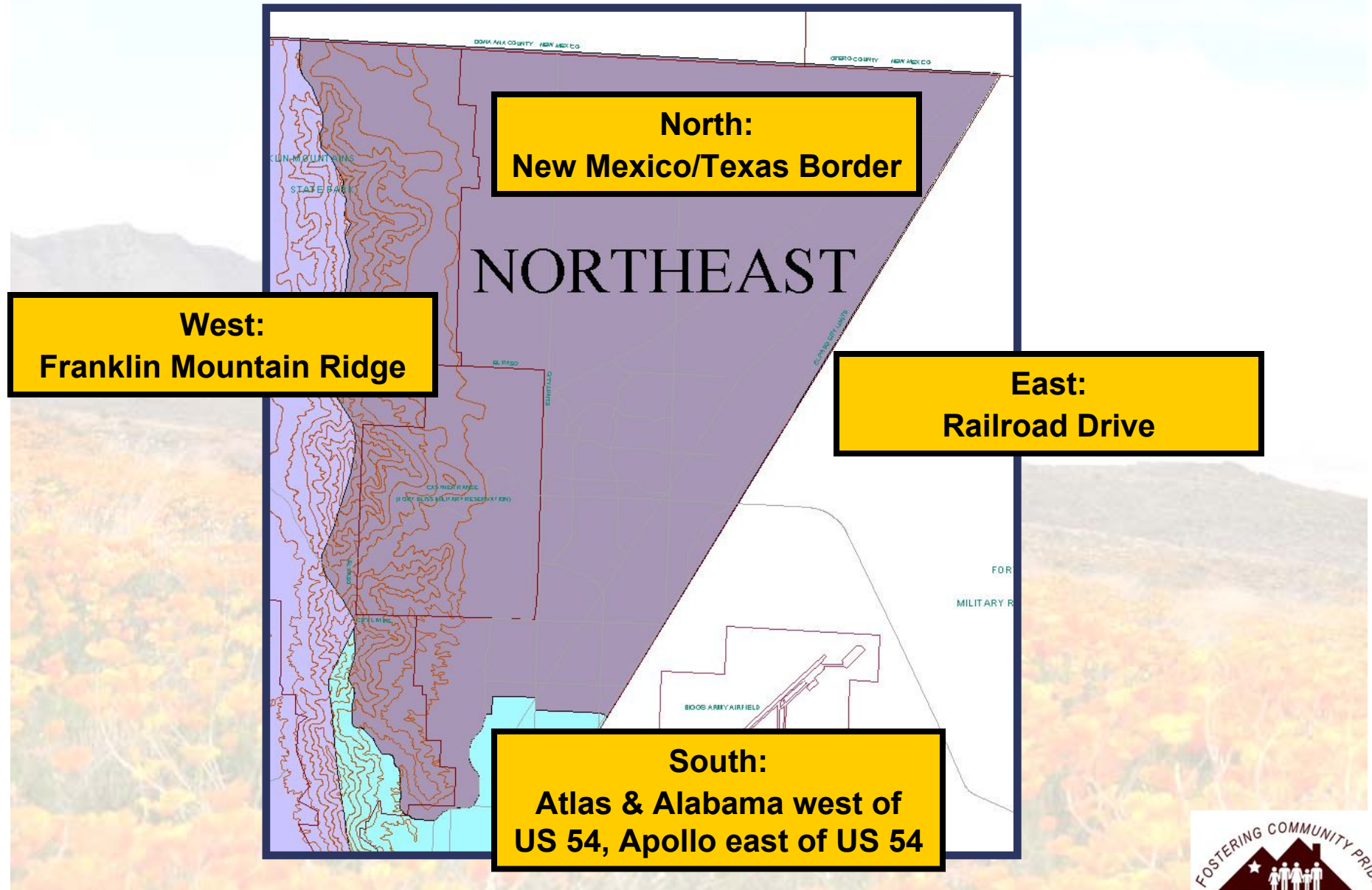


# Planning Areas



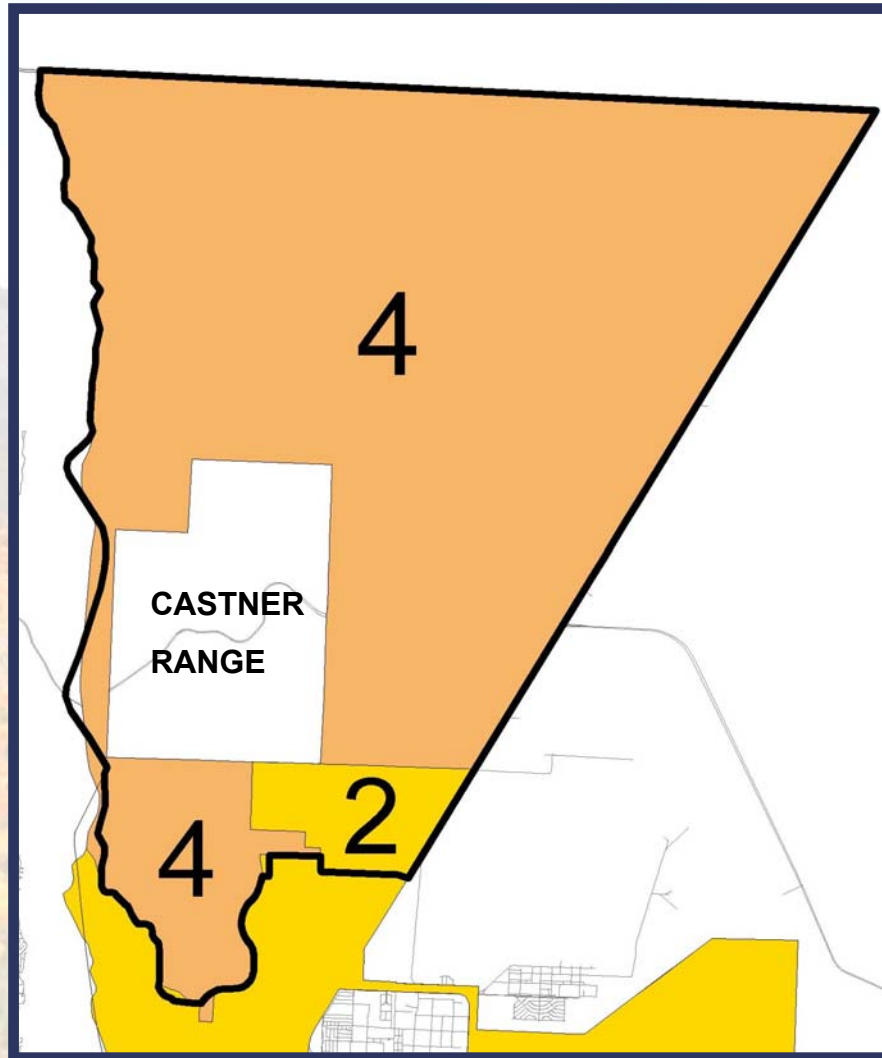


# Northeast Boundaries





# Representative Districts



**Representative District 4:**  
**Melina Castro**



**Representative District 2:**  
**Susie Byrd**



# Northeast Land Use



❑ *The Plan for El Paso*  
Year 2025 General Land Use Maps

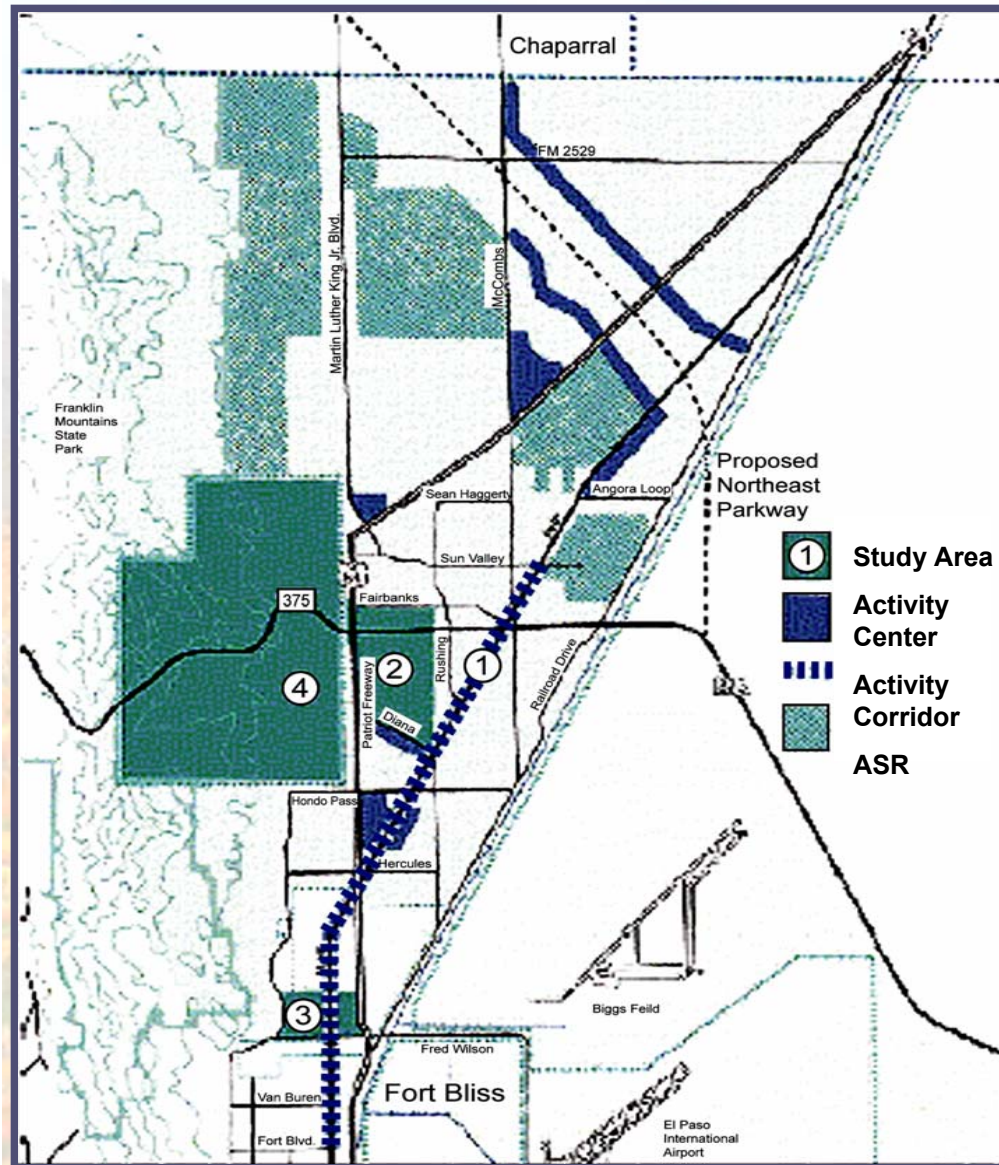


❑ Projected Land Use



❑ The City's future urban character

# Current Study Area Map



## STUDY AREAS

**AREA 1**  
**Dyer Street Corridor**

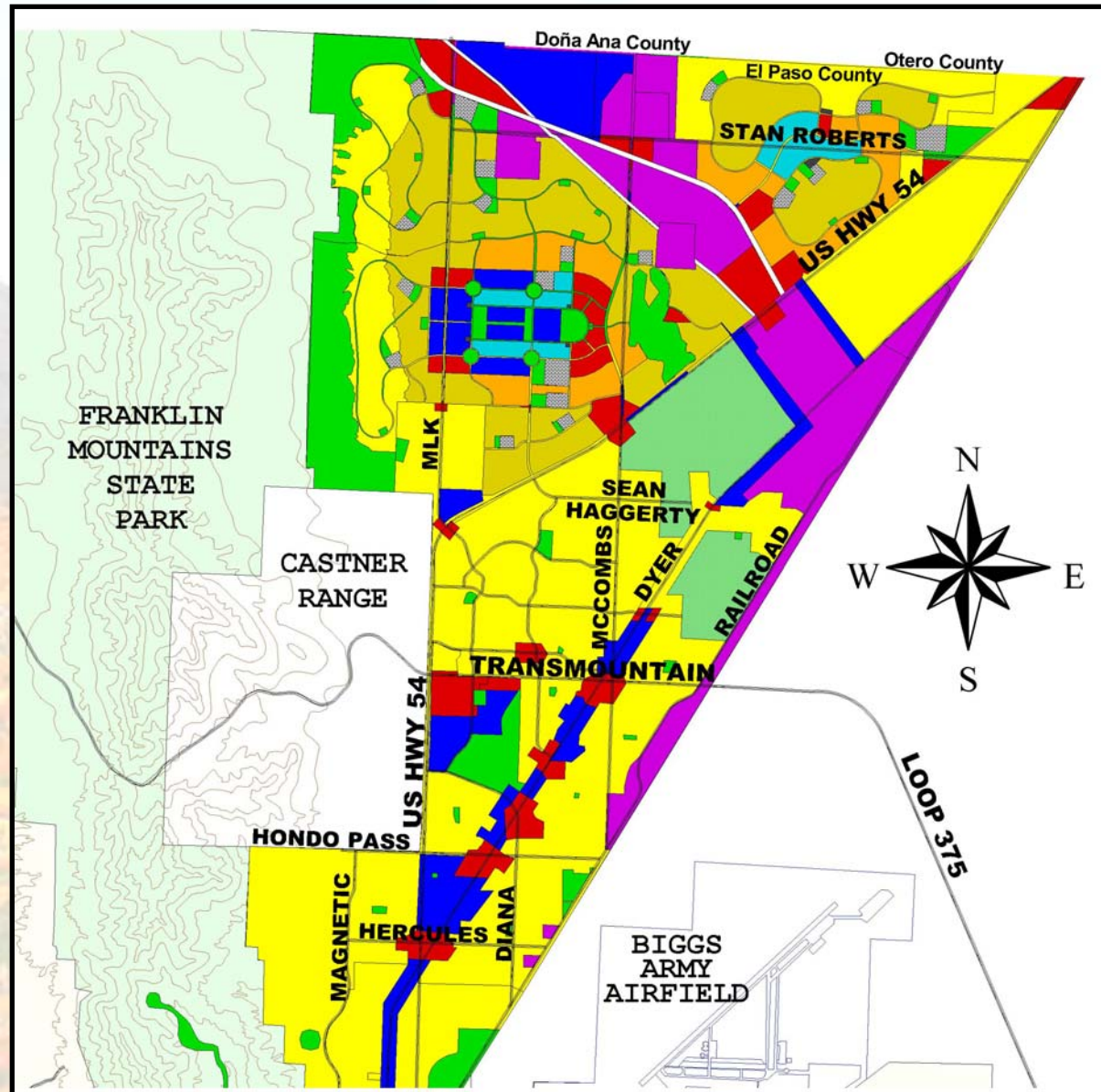
**AREA 2**  
**Us 54 &  
Trans-Mountain Drive**

**AREA 3**  
**Logan Heights**

**AREA 4**  
**Castner Range**



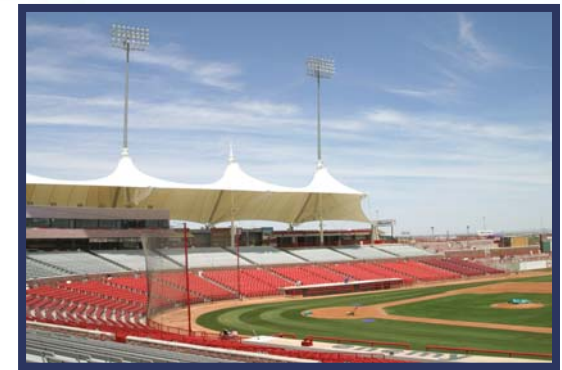
# Projected General Land Use 2025



- COMMERCIAL
- INDUSTRIAL
- MIXED USE/RETAIL
- MIXED USE/OFFICE
- RESIDENTIAL
- MEDIUM-DENSITY RESIDENTIAL
- HIGH-DENSITY RESIDENTIAL
- SCHOOL
- PUBLIC USE
- PARK
- NATURAL TRANSITION BUFFER
- AQUIFER STORAGE & RECHARGE

**\* Aquifer Storage & Recharge areas are part of Parks & Open Space**

# Master Plan



**Approximately 16,000 acres of land owned by the Public Service Board (PSB), located west of US Highway 54, east of Franklin Mountain State Park, and north to the border has recently been master planned.**

**Changes to the Master Thoroughfare Plan (MTP) and General Land Use 2025 Map resulting from the Master Plan were adopted by City Council on July 26<sup>th</sup>, 2005.**



# Master Plan

**Total Northeast PSB Property:**

**Approx. 18,014 acres**

**Master Plan Area:**

**Approx. 16,000 acres**

**Roughly 89% of the PSB owned land in the Northeast is now master planned.**



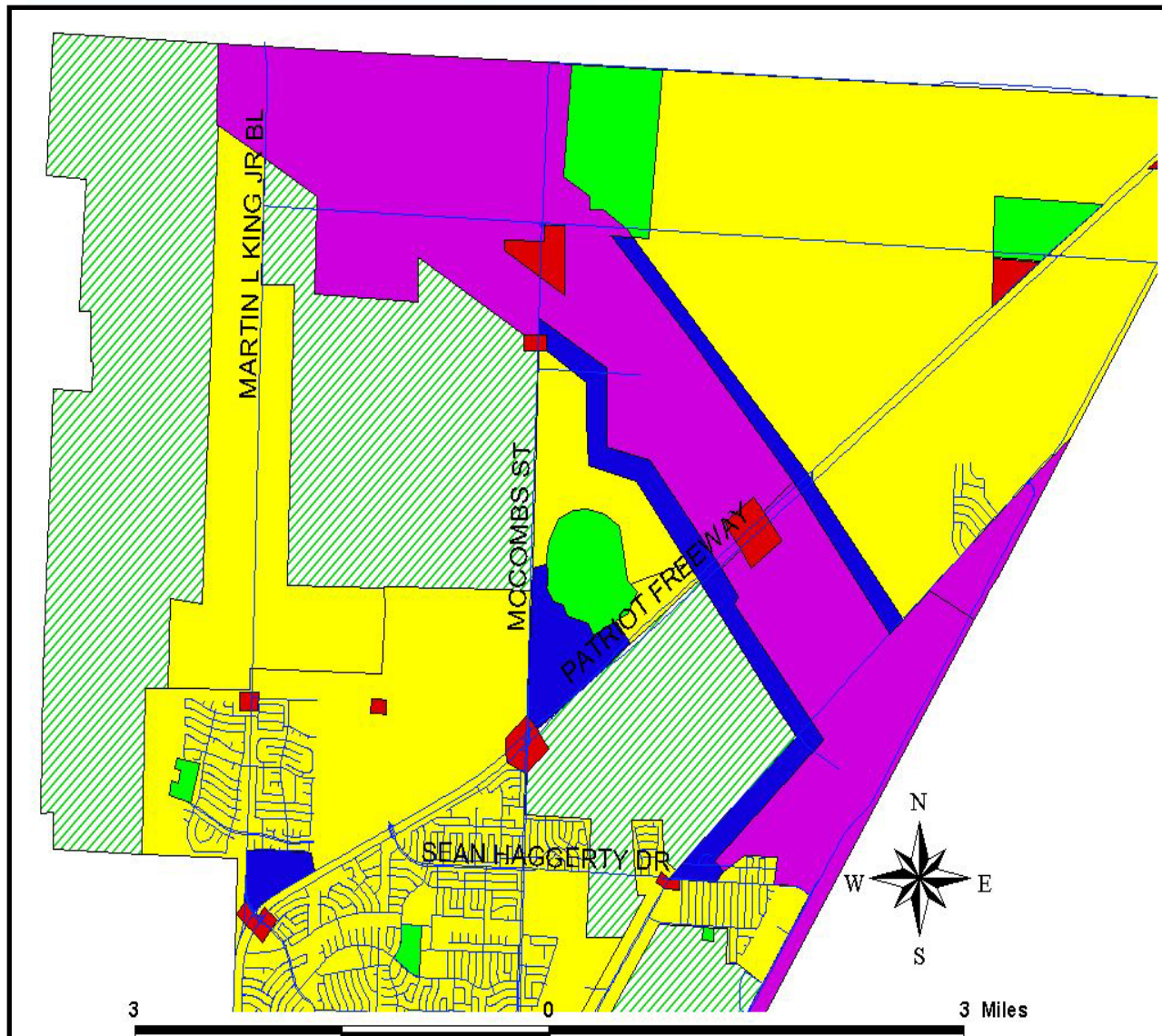
# Master Plan Themes



- **Commercial/Mixed Use Town Center**
- **Winding network of thoroughfares.**
- **A possible retirement community around Painted Dunes Desert Golf Course.**
- **Land set aside for future parks and schools**

# Projected General Land Use 2025

## Prior to adoption of Master Plan



### GENERAL LAND USE

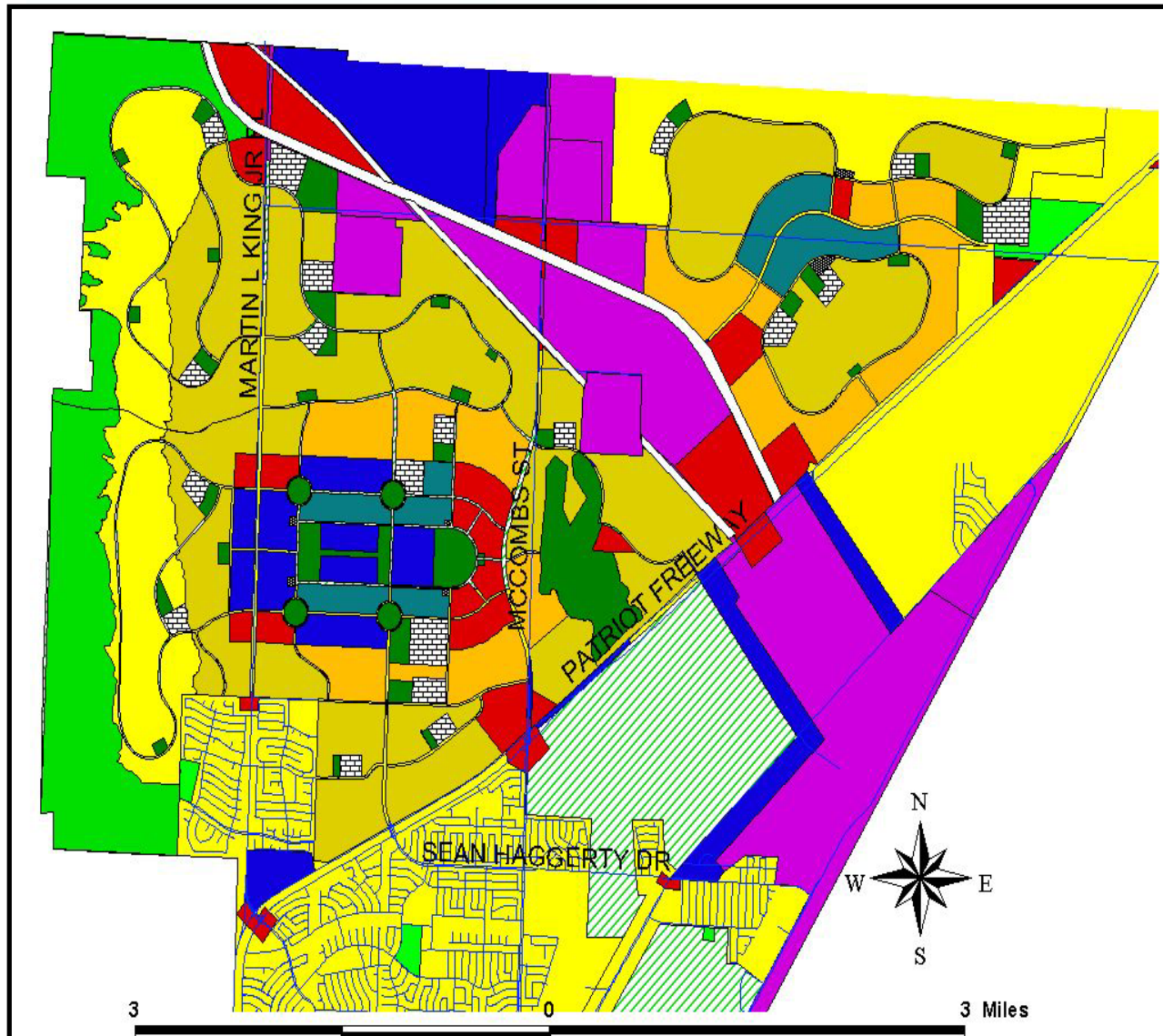
-  Industrial
-  Commercial
-  Mixed-Use
-  Residential
-  Parks & Open Space
-  Aquifer Storage & Recharge

*\* Aquifer Storage & Recharge are part of Parks & Open Space*



# Projected General Land Use 2025

## After adoption of Master Plan



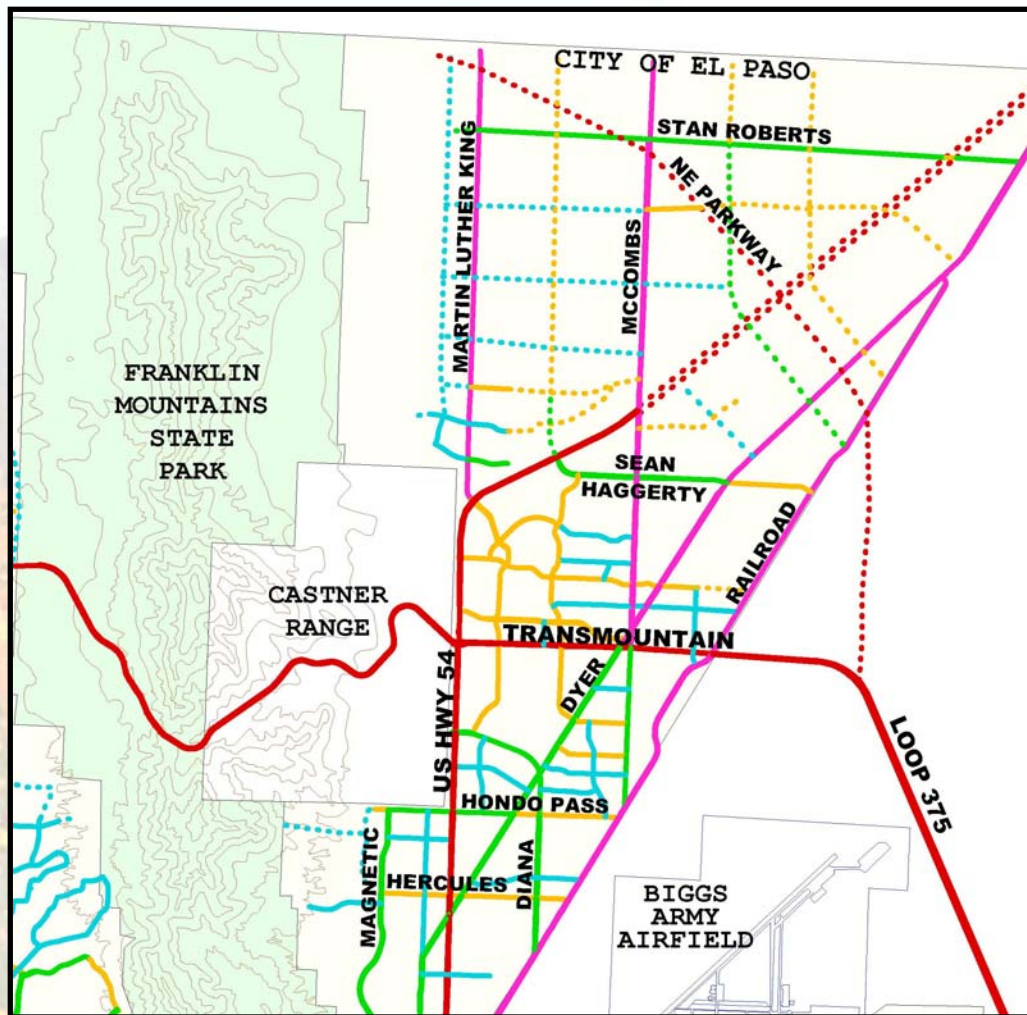
- COMMERCIAL
- INDUSTRIAL
- MIXED USE/RETAIL
- MIXED USE/OFFICE
- LOW-DENSITY RES
- MEDIUM-DENSITY RES
- HIGH-DENSITY RES
- SCHOOL
- PUBLIC USE
- PARK
- NATURAL TRANSITION BUFFER
- AQUIFER STORAGE & RECHARGE



# Master Thoroughfare Plan (MTP)

## 2025 Proposed Thoroughfare System\*

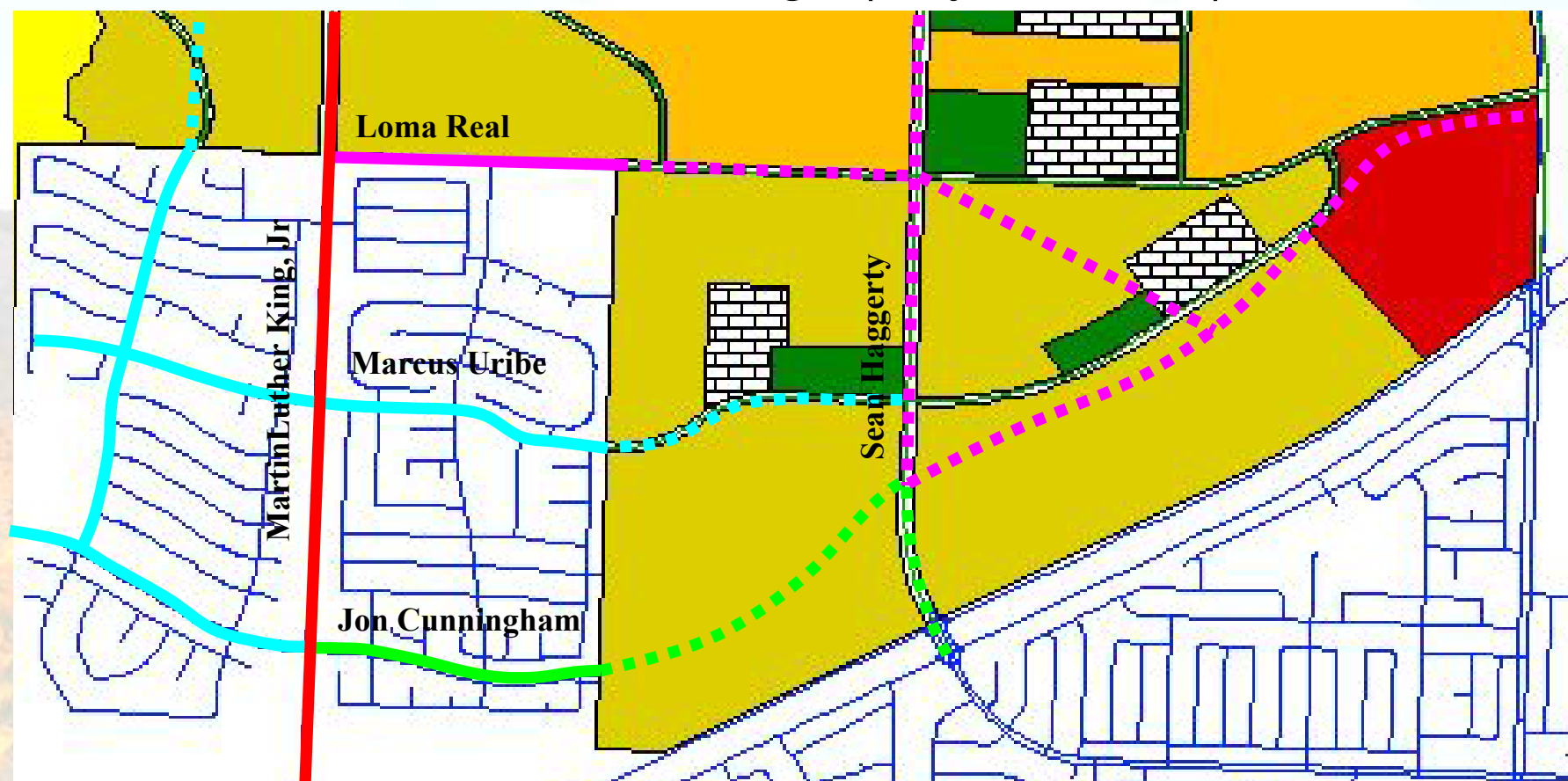
\*Current as of August 3, 2005



- Freeway/Expressway
- ..... Proposed Freeway/Express
- Super Arterial
- ..... Proposed Super Arterial
- Major Arterials
- ..... Proposed Major Arterials
- Minor Arterials
- ..... Proposed Minor Arterials
- Collectors
- ..... Collectors - Proposed

# Master Thoroughfare Plan (MTP)

Before Recent Change (July 26, 2005)



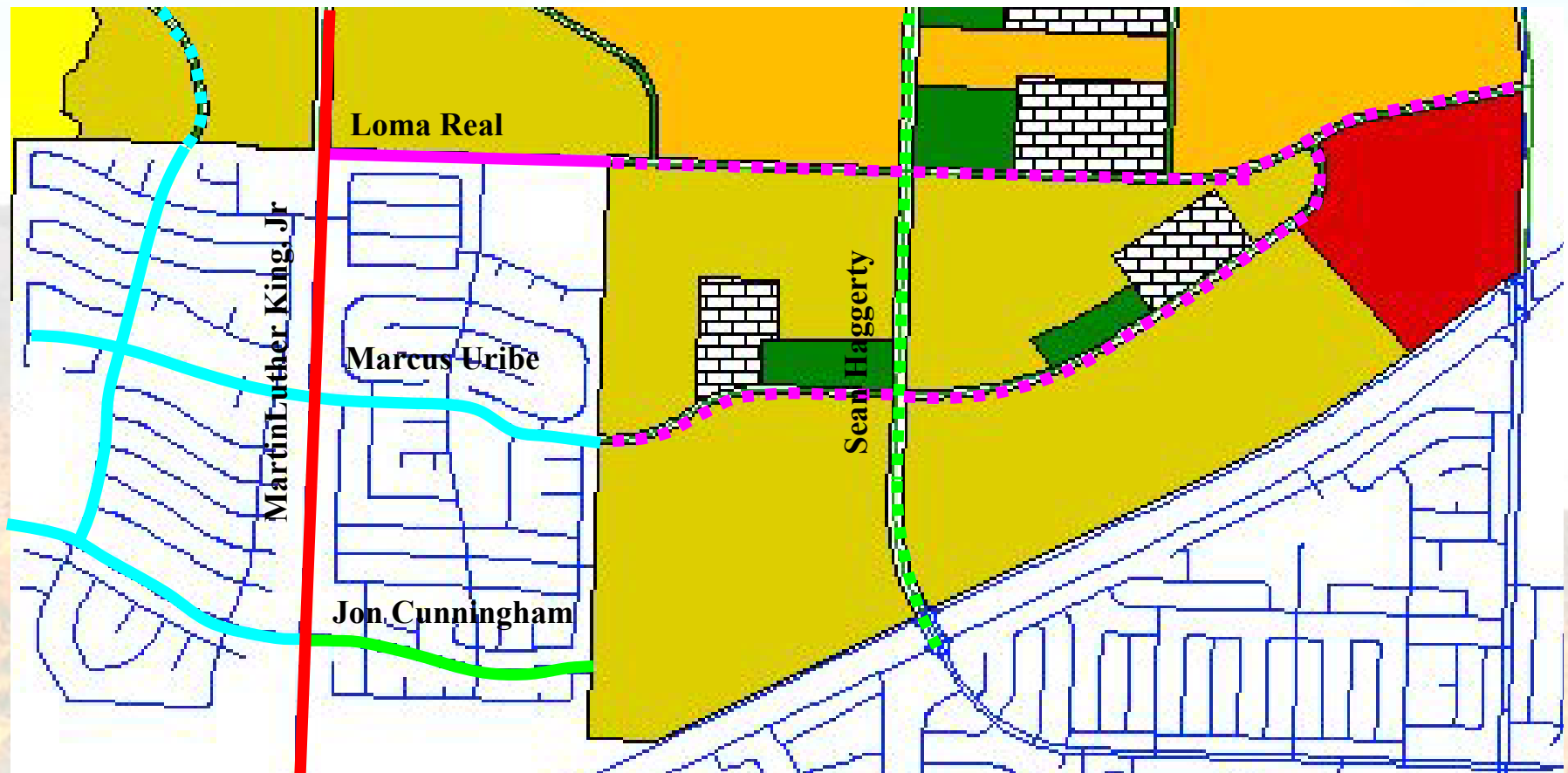
- Super Arterial
- Super Arterial Proposed
- Major Arterial
- Major Arterial Proposed

- Minor Arterial
- Minor Arterial Proposed
- Collector
- Collector Proposed



# Master Thoroughfare Plan (MTP)

After Recent Change (July 26, 2005)



- Super Arterial
- - - Super Arterial Proposed
- Major Arterial
- - - Major Arterial Proposed

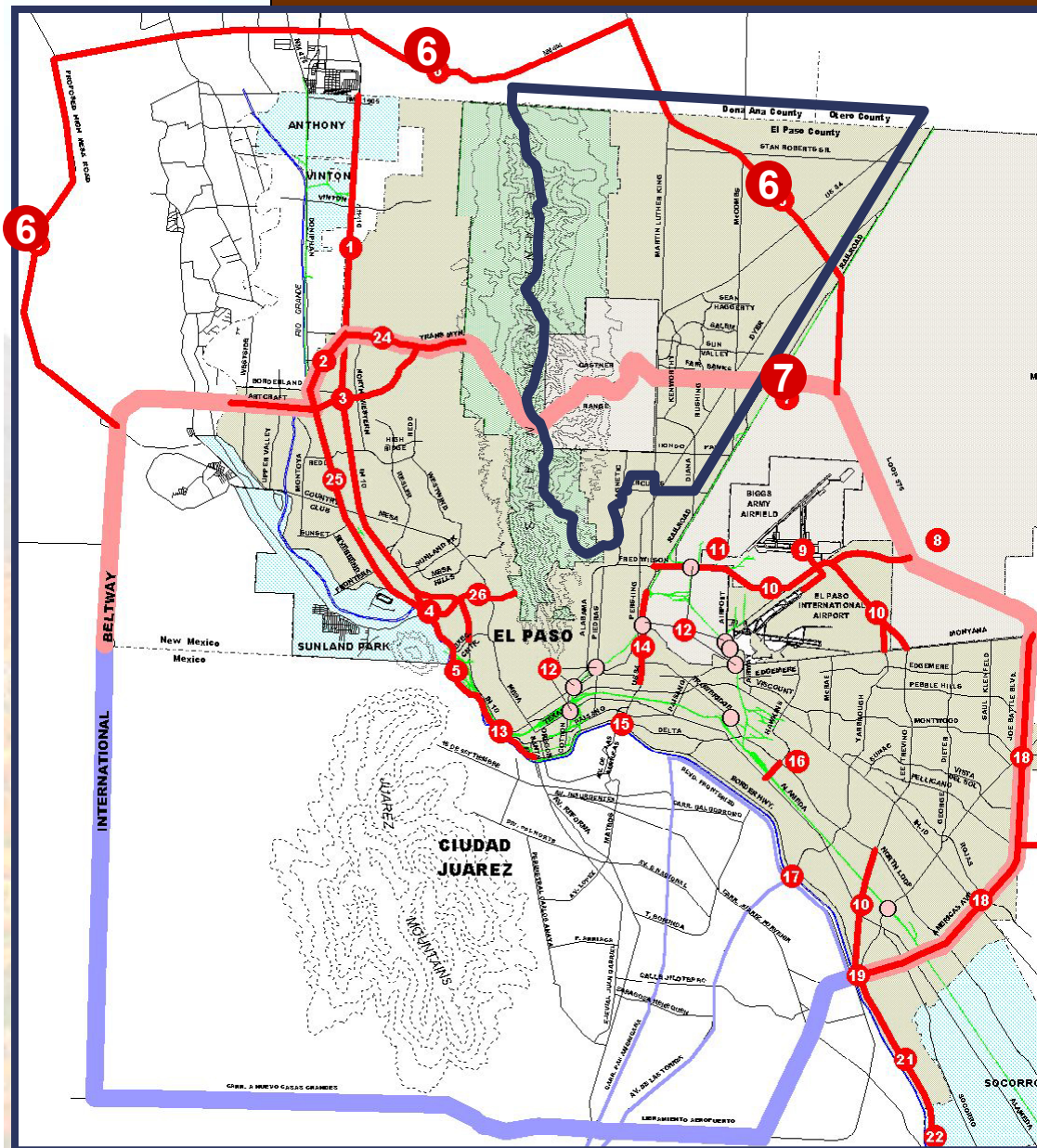
- Minor Arterial
- - - Minor Arterial Proposed
- Collector
- - - Collector Proposed

# Thoroughfare Projects

## Major Transportation Projects

- 6** Northeast Parkway
- 7** Union Pacific Rail Spurs

Plans for continued mobility in and around the City are set through the year 2025.





# Zoning 101

**Zoning - the division of a City into districts which designate property for:**

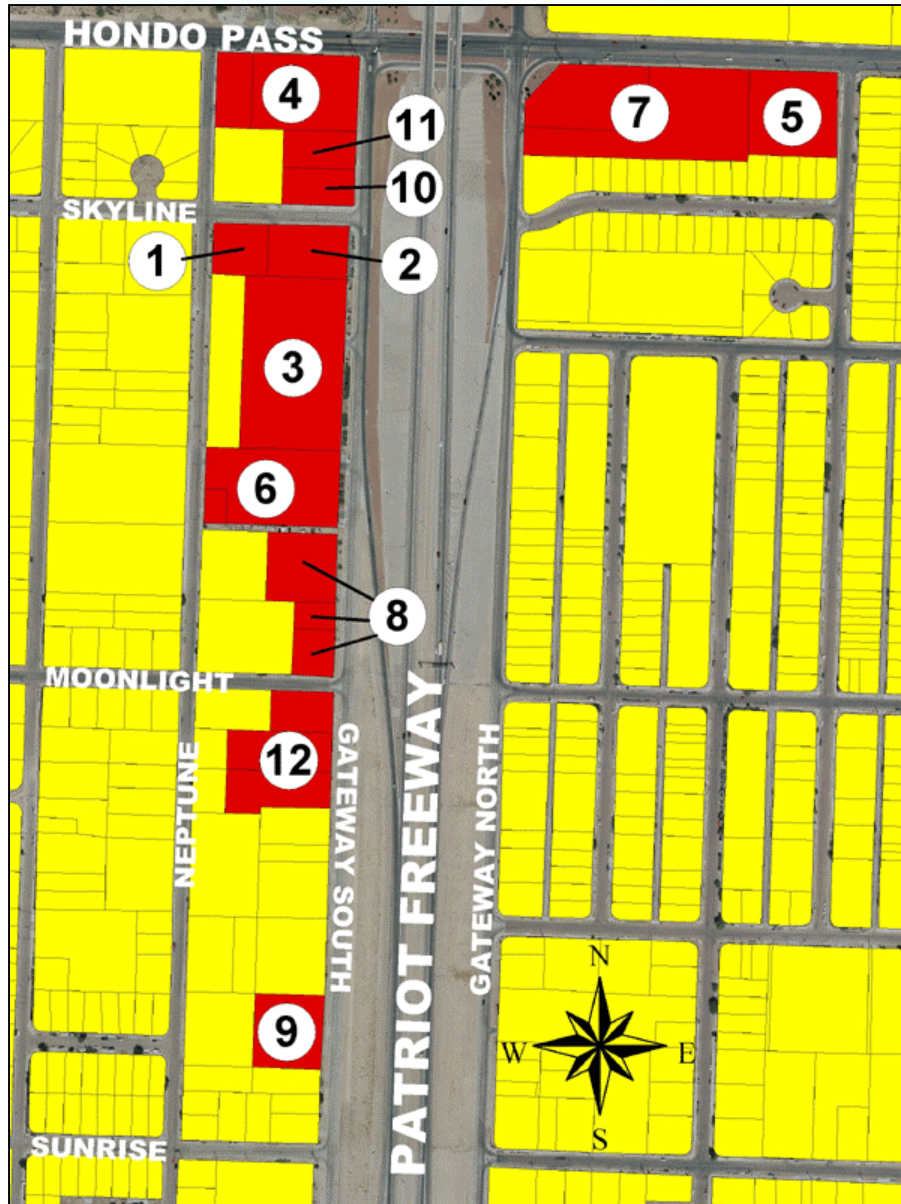
- Residential,
- Commercial,
- Industrial,
- And other land uses

ZON05-00025  
ZON05-00026



The CITY OF TI-PANO makes no warranties, guarantees, or representations as to the accuracy, reliability, completeness, currency, or suitability of the information and is not responsible for damages of any result obtained from the use of information.

# Zoning 101



This illustrates how rezoning can slowly change an area from residential land uses into a commercial corridor. Commercial land uses are often more compatible than homes along roads like Gateway South.

	YEAR	LOCATION	ZONE CHANGE
1	1986	4200 Skyline	R-4 to C-1
2	1986	9009 Gateway South	R-4 to C-1
3	1986	9001 Gateway South	R-4 to C-1
4	1986	4242 Hondo Pass	R-4 to C-1
5	1986	4450 Hondo Pass	A-2 to C-1
6	1987	8935 Gateway South	R-4 to C-3
7	1988	4400 Hondo Pass	A-2 to C-1 & C-3
8	1989	4221 Moonlight & 8913 Gateway South	R-4 to C-2
9	1989	8725 Gateway South	R-4 to A-O
10	1994	4225 Skyline	R-4 to C-1
11	2000	9029 Gateway South	R-4 to C-1
12	2003	8841 Gateway South	R-4 to C-3 & A-O



# Subdivision Activity



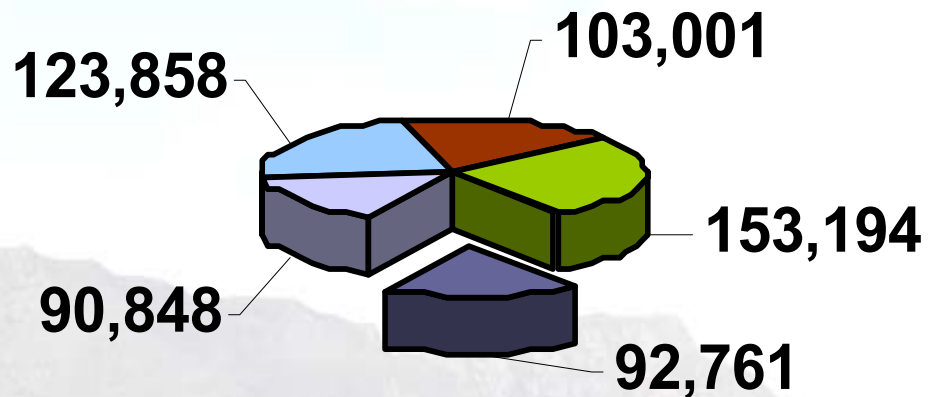
☐ Subdivision activity in the City has occurred mainly in the East and Northwest planning areas with the least activity in the Central area.

☐ The Northeast and Lower Valley have had steady, but minimal growth. This is beginning to change for the Northeast.

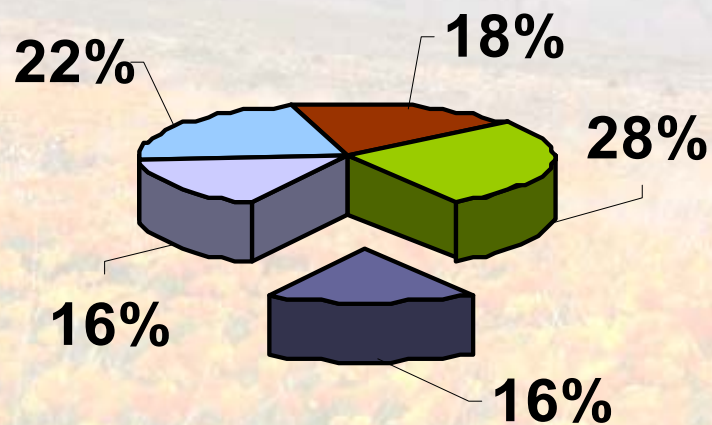


☐ The Northeast remains largely residential with commercial activity concentrated near major thoroughfares.

# Population by Planning Area



563,662 City-wide population



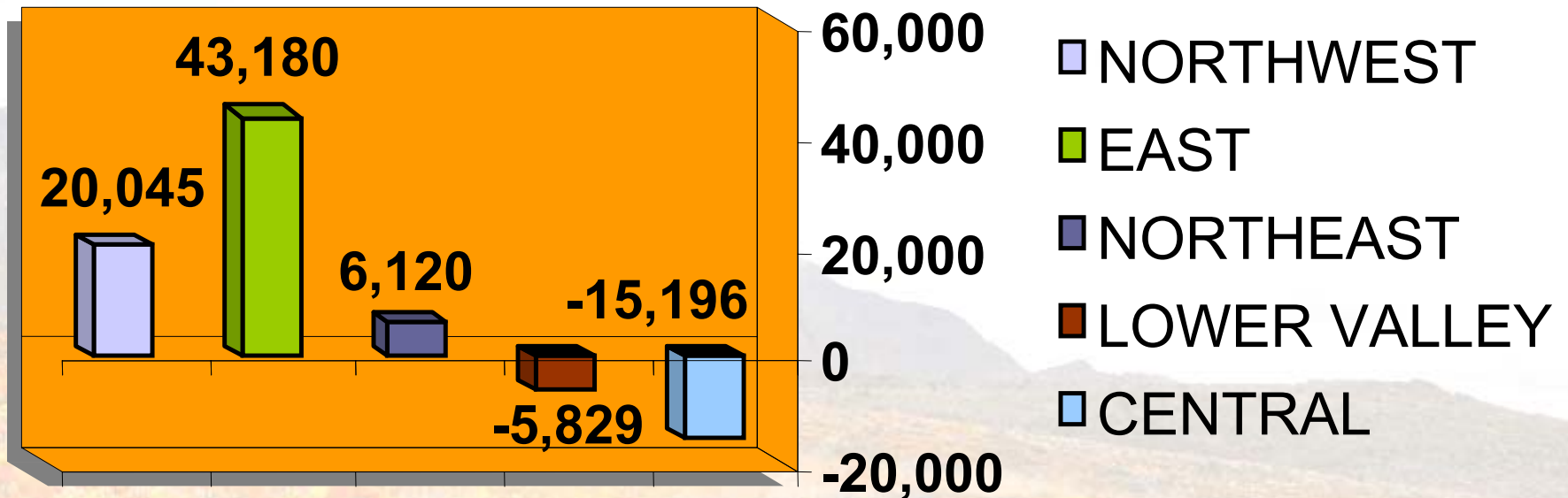
- East
- Northeast
- Northwest
- Central
- Lower Valley

U.S. Census 2000



# Population

## GROWTH FROM 1990 TO 2000

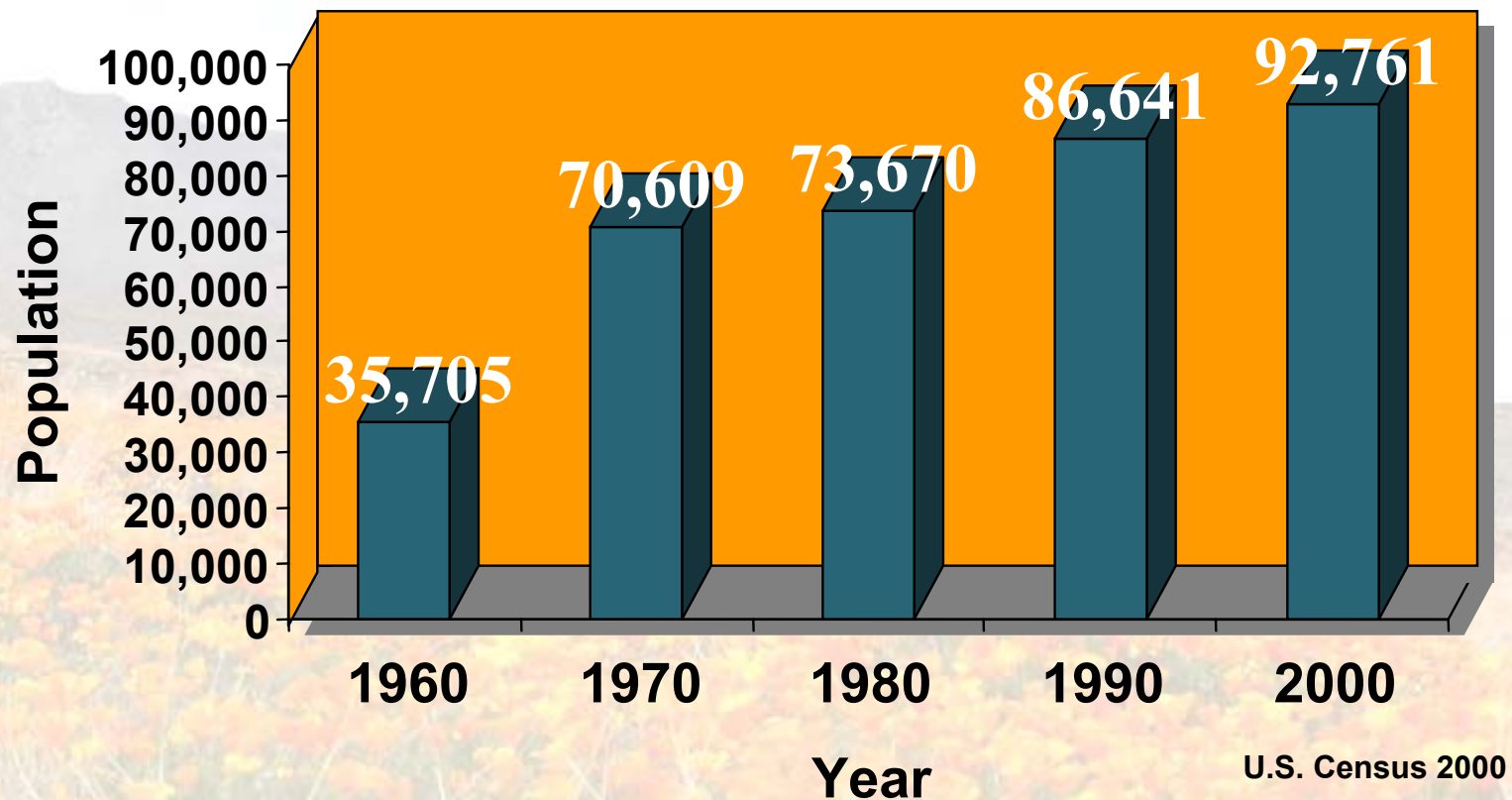


Planning Area	Population	
	1990	2000
Northwest	70,803	90,848
East	110,014	153,194
Northeast	86,641	92,761
Lower Valley	108,830	103,001
Central	139,054	123,858
<b>TOTAL</b>	<b>515,342</b>	<b>563,662</b>

U.S. Census 2000

# Population

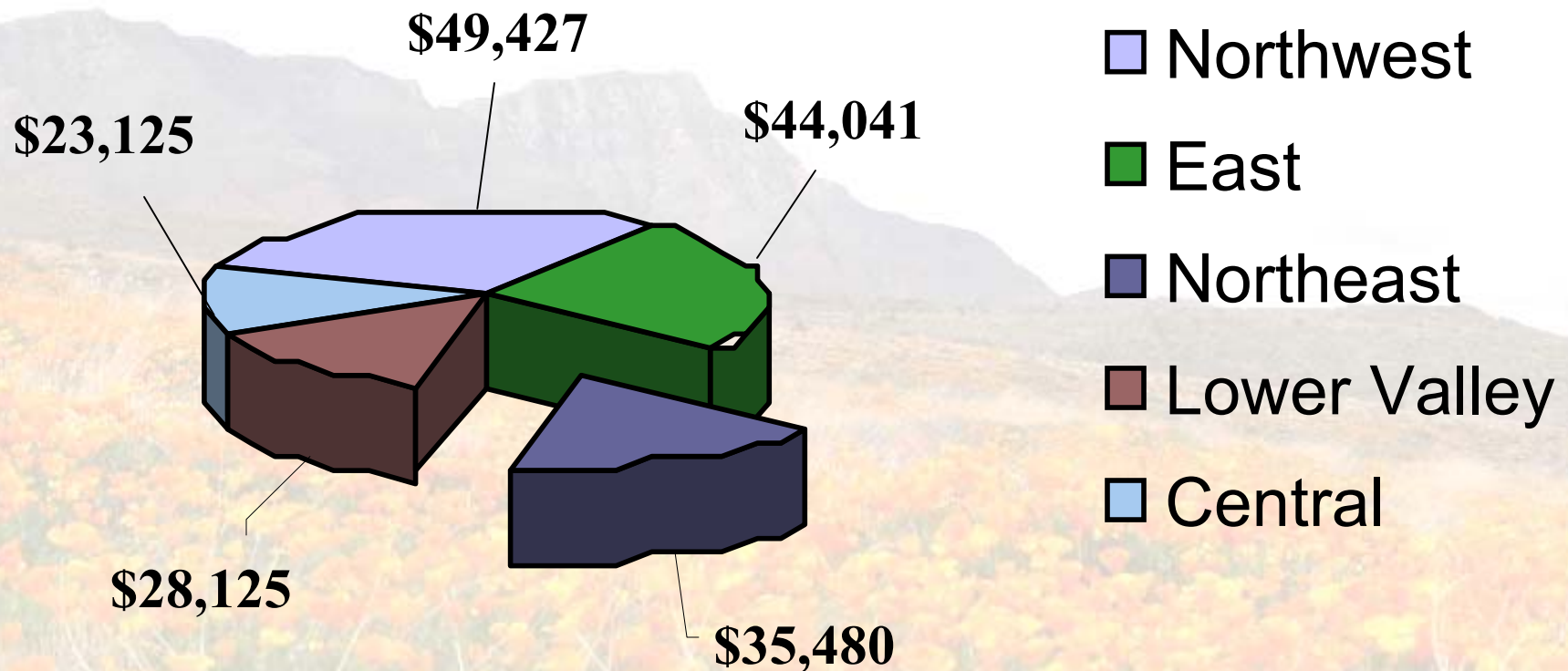
## POPULATION TRENDS IN THE NORTHEAST





# Income

## MEDIAN FAMILY INCOME BY PLANNING AREA



U.S. Census 2000

# Education

Ysleta I.S.D

Canutillo I.S.D.

El Paso I.S.D.

E.P.C.C.

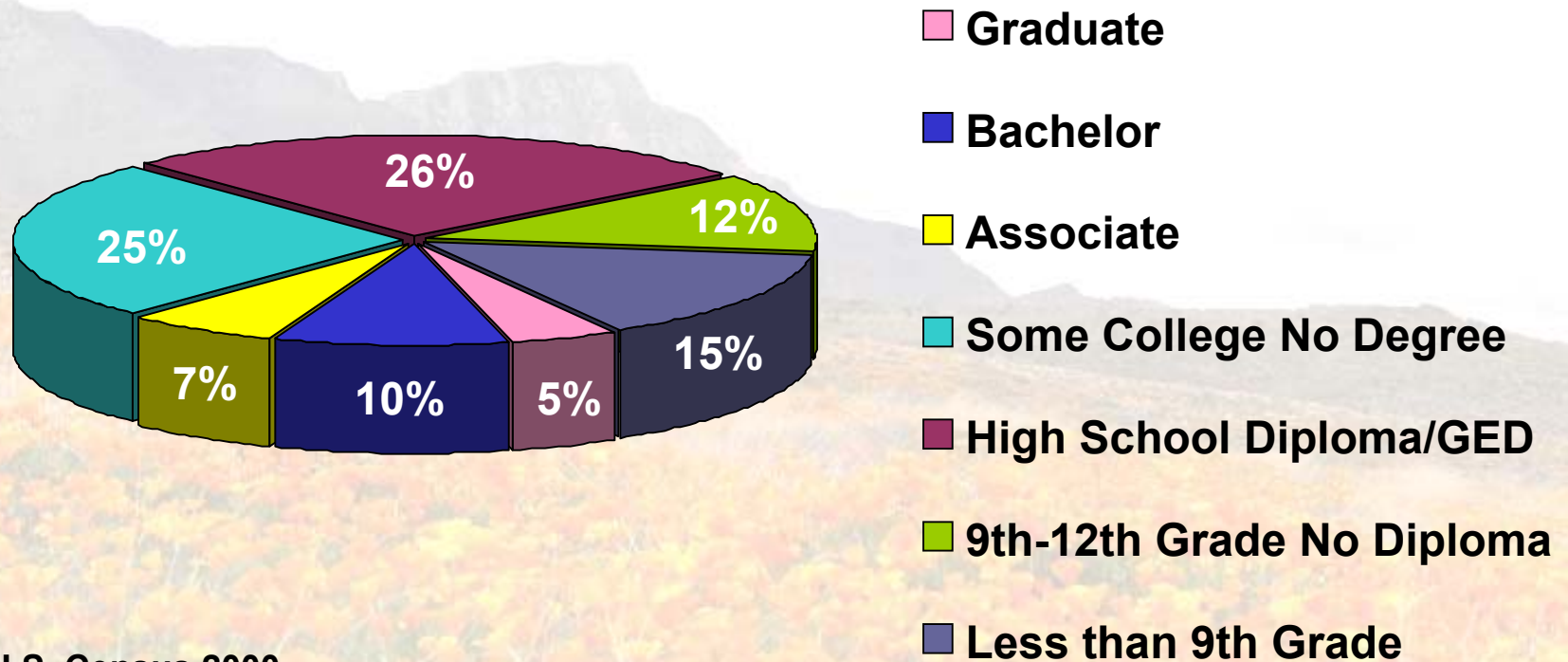
Transmountain  
Campus





# Educational Attainment

## LEVEL OF EDUCATION FOR NORTHEAST RESIDENTS



U.S. Census 2000

# Fort Bliss

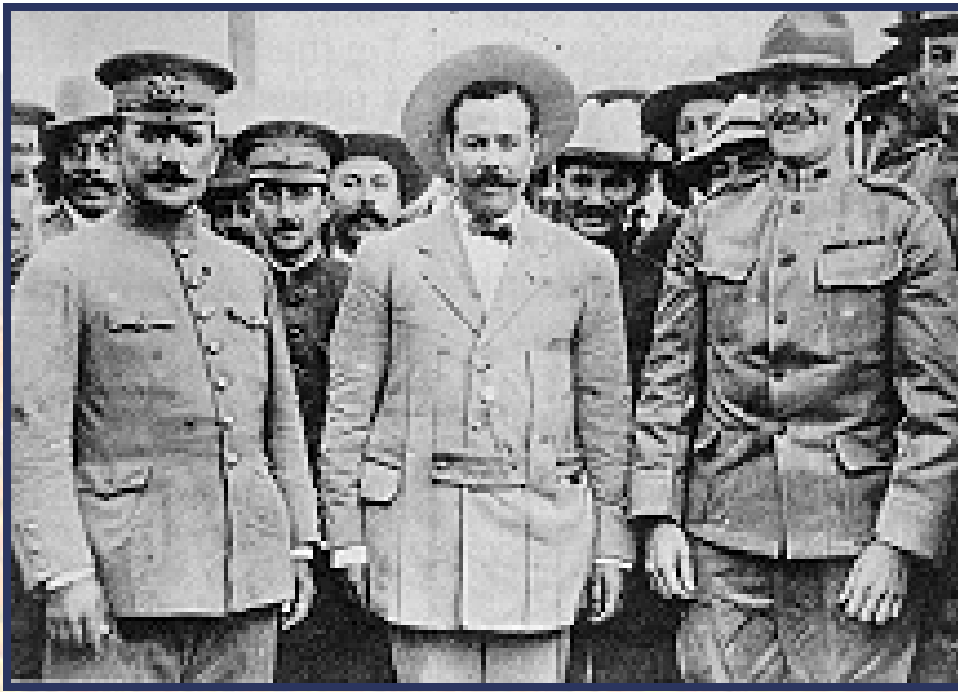


- Located in the Northeast, Fort Bliss has been a significant presence in the City.
- A military post established in November of 1848 in the Paseo Del Norte region.
- This post was relocated and renamed Fort Bliss On March 8, 1884.



# Fort Bliss

- The post was relocated several times through the decades.



Alvaro Obregon, Pancho Villa, with General John J. Pershing (Left to Right) at Fort Bliss in 1914

- In 1889 the Army decided to make Fort Bliss the major fort in the region.
- Fort Bliss was permanently relocated to its present site in 1893.

# Fort Bliss' Economic Impact



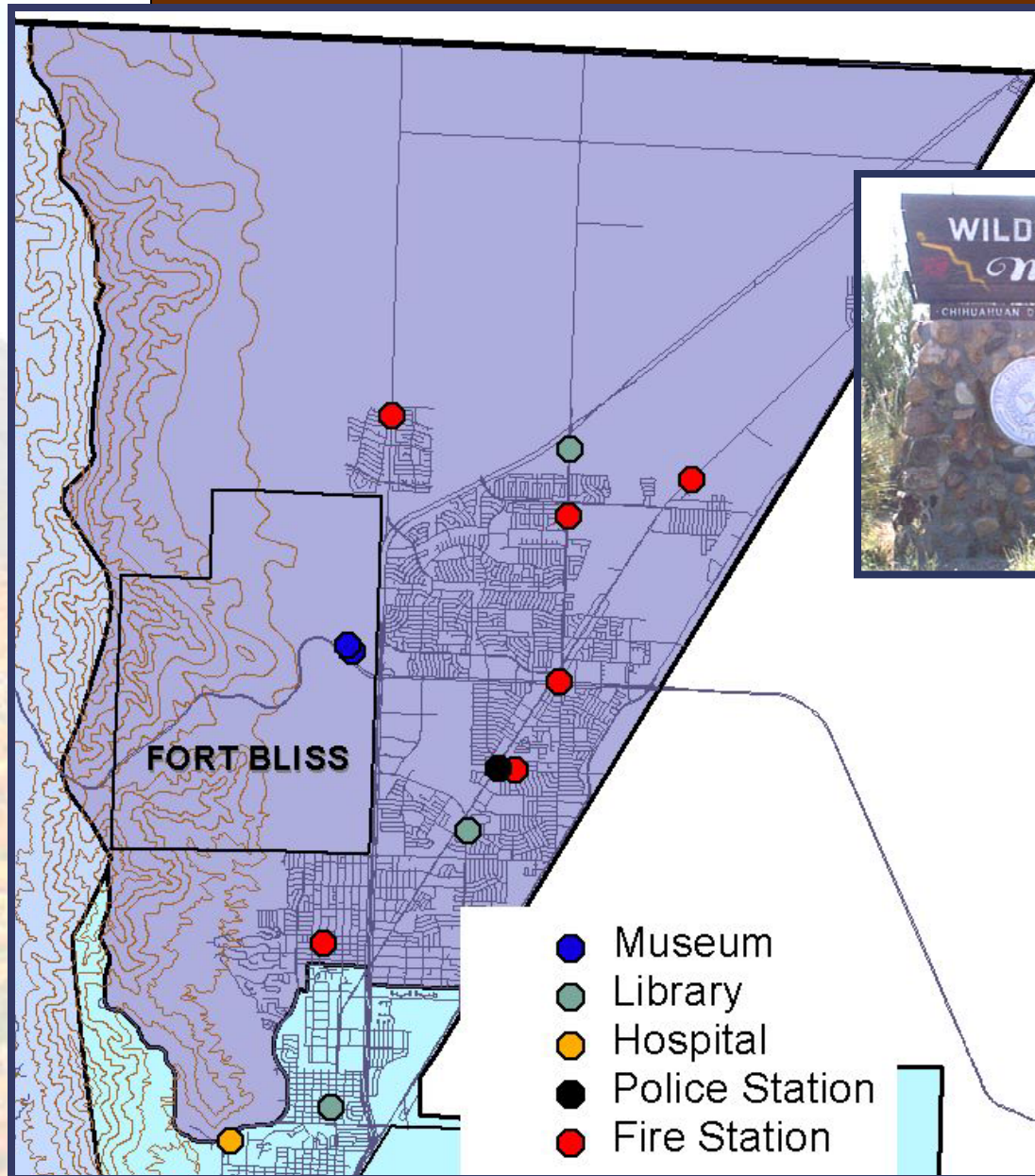
	<u>1989</u>	<u>2000</u>	<u>Change</u>
Active Duty Military	19,234	12,021	- 38%
Civilian employment	8,616	6,620	- 23%
Increased sales volume to E.P. due to military presence	\$822.8 mil	\$1.698 bil	106%
Increased personal income of local individuals due to military presence	\$1.462 bil	\$1.715 bil	17%

Institute for Policy and Economic Development, UTEP  
Fort Bliss Directorate of Resource Management, Equip. & Doc. Division





# Community Facilities



**The Northeast has  
2 libraries,  
1 hospital,  
6 fire stations,  
1 police station,  
and 2 museums.**

# Community Involvement



**G T Powers  
Neighborhood  
Watch Program**

**Northeast Healthy Communities**

**Northeast Civic Association**



**Northeast  
Concerned  
Citizens**

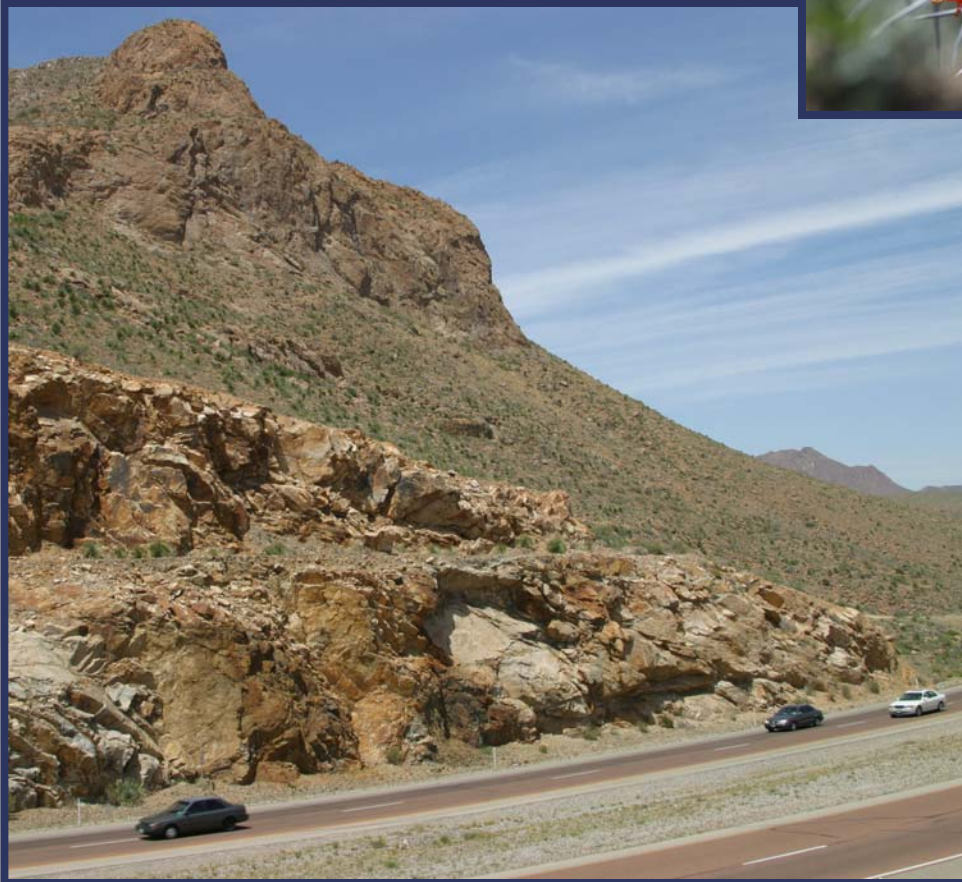
**North Hills Neighborhood  
Pride Association**

**General Maloney  
Neighborhood Association**





# Questions?



## NORTHEAST PLANNING AREA

**Mark Weber**  
**(915) 541-4932**  
**[webermc@elpasotexas.gov](mailto:webermc@elpasotexas.gov)**